

Resale Home at

## Pine Meadows

8473 Wellington Road 19, Belwood Ontario N0B 1J0

226 821 1688 or 1.800. 561. 0612



### **Conditional Sale - 15 Pine Ridge Road**

Shand "AF" with approximately 1400 sq ft

This home is in a premium location at the south end of Pine Meadows overlooking Belwood Lake. It features a 4 season sunroom that catches the morning sun, and a large raised deck, both ideal locations to view the sunrise while you have your morning coffee. The home has 2 bedrooms, 2 bathrooms and laundry facilities on the main floor. There is a gas fireplace in the dining area. The dining room, four season sunroom and living room are open concept. The basement is fully furnished.

[photos](#)

(Right Click on 'photos', then Click 'Open Hyperlink')

### Current Monthly Payments:

Land Lease	\$766.19	2023 Yearly Taxes: \$2380.13
Maintenance	\$575.00	
TOTAL	\$1341.19	Heating, hydro and A/C – average \$175/month

**List Price \$610,000**

Pine Meadows Retirement Community Limited acting as agent for vendor

## Features:

Location on Pine Ridge Road  
Large deck overlooking backyard  
Steel Roof  
Four Season Sunroom  
New heat pump (2019)  
2 bedrooms  
3 bathrooms  
1 car garage with **double wide driveway**  
Ensuite bathroom with shower  
Upgraded bathroom and kitchen taps  
Water softener  
Gas fireplace  
Custom built island in kitchen  
Main floor laundry  
10 X 16 raised deck off sunroom

## Included in Sale of Home

All appliances (washer, dryer, refrigerator, stove, dishwasher)  
All light fixtures, window coverings

## Floor Plan



## Room Sizes

Kitchen – 11'7" X 12'7"  
Living Room – 10' X 14'7"  
Dining Room – 9'4" X 14'7"  
Sunroom – 10' X 9'1"  
Primary Bedroom – 11'6" X 14'7"  
Bedroom #2 (Den) – 11'10" X 14'7"  
Deck – 10' x 16'